

PLANNING COMMISSION REPORT



MEETING DATE: February 23, 2005

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Horseman's Park - south of berm - 21-ZN-2004

REQUEST

Request to rezone from Single Family Residential, Planned Community Development, Environmentally Sensitive Lands District (R1-35 PCD ESL) to Service Residential, Planned Community Development, Environmentally Sensitive Lands District (S-R PCD ESL) on a 4.6 +/- acre parcel located at the Northeast corner of McDowell Mountain Ranch Road and 98th Street.

Key Items for Consideration:

- The General Plan Land Use Element was changed recently to support office uses at this location.
- This property is located adjacent to the Westworld complex.
- Office uses will provide a transition between Westworld's activities and the residential neighborhoods to the northeast.
- The Old Verde Canal separates this property from residential development to the north.
- Traffic and other service impacts can be accommodated with the existing infrastructure.

Related Policies, References:

3-GP-2004 changed the General Plan Land Use designation from Suburban Neighborhoods to Office in October 2004.

1-AB-2004 abandoned GLO easements.

OWNER

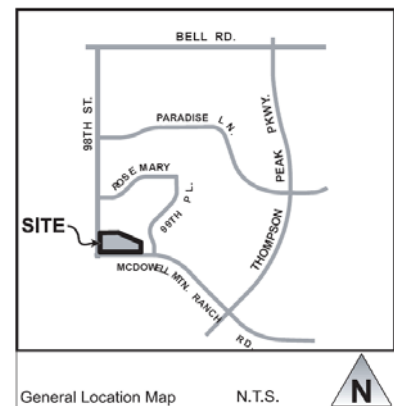
North Scottsdale PK INV LTD Part 1
480-945-7754

APPLICANT CONTACT

Joe Goforth
Berry & Damore
480-385-2727

LOCATION

Northeast corner of McDowell Mountain Ranch Road and 98th Street



BACKGROUND

General Plan.

The General Plan Land Use Element was recently amended in 2004 to change the land use designation from Suburban Neighborhoods to Office. The Office designation includes a variety of minor and major office uses, with the minor office uses having a residential scale and character.

Zoning.

The site is zoned Single Family Residential, Planned Community

Development, Environmentally Sensitive Lands District (R1-35 PCD ESL). This district allows for 35,000-square-foot, or larger, residential lot sizes. The residential zoning districts also allow religious facilities and public schools as by-right uses. Ranches and private schools require use permits.

Context.

Westworld equestrian event center is located to the west and southwest of the subject property. The Old Verde Canal is located along the north edge of this property and separates it from the residential properties to the north, northeast, and east.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request to change the zoning of the 4.6-acre property from Single Family Residential District (R1-35 PCD ESL) to Service Residential District (S-R PCD ESL) to develop two single-story office buildings. The applicant's proposal is to develop the site with offices consistent with the General Plan's Office Designation, with the offices having a residential scale and character.

Access to the site will be from both McDowell Mountain Ranch Road and 98th Street, with driveways adequately separated from the 98th Street/McDowell Mountain Ranch Road intersection. Maintaining the Old Verde Canal and berm along the north/east side of the property will provide a buffer to the residential uses to the north and east. The large wash running through the site will remain undisturbed through the property, except for minor driveway/pedestrian crossings. The preservation of the wash also allows two smaller buildings on site instead of one larger building, which creates a development compatible with the residential layout, scale, and character to the north.

Development information.

- *Parcel Size:* 4.6+/- acres
- *Existing Use:* Vacant
- *Buildings/Description:* 2 Buildings
- *Building Height Allowed:* 18 feet
- *Floor Area Proposed:* 33,000+/- square feet
- *Parking Proposed:* 113 spaces

IMPACT ANALYSIS

Land Use.

A low-scale office use would provide an appropriate transition from the events and activities of the Westworld facility to the nearby residential uses, and it would maintain the residential scale and character of the area. Office uses on this property would also provide local service and employment opportunities for the existing residential area.

Traffic.

Both McDowell Mountain Ranch Road and 98th Street are classified as major collector streets. The site has access to Thompson Peak Parkway via McDowell Mountain Ranch Road, which is currently signalized. The site has

access to Bell Road via 98th Street, which is planned to be signalized prior to August of 2005.

The proposed 33,000 square foot office building development is estimated to generate 363 daily trips, with 51 a.m. peak hour trips and 49 p.m. peak hour trips. A traffic study was prepared for the site, which included anticipated development on the undeveloped parcels in the vicinity. The study also included traffic from the approved McDowell Mountain Ranch Aquatic Center. The study found that the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway will operate at acceptable levels of service with the additional traffic.

The required street dedications and improvements for both 98th Street and McDowell Mountain Ranch Road will provide increased capacity along the site frontage and at the intersection of the two streets, which will help facilitate the associated increase in site generated traffic.

GLO Easements.

In March of 2004, the City abandoned its interests in the Government Land Office (GLO) patent easements on this property (case 1-AB-2004).

Water/Sewer.

Water and sewer mains are located within the adjacent streets, and the developer will be responsible for extending water and sewer service to this site.

Police/Fire.

The rezoning is not anticipated to impact police or fire services. There is a fire station within ½ mile of this property at 16701 N. 100th St. (serves McDowell Mountain Ranch and Bell Road area). The nearest police station is located within three miles.

Open space.

Open space will be provided along the wash that cuts through the site and the Old Verde Canal along the north side of the property.

Community Involvement.

The surrounding property owners within 750 feet of this property have been notified, the site has been posted, and the applicant discussed this proposal at neighborhood meetings. Other than general inquiries, there have been no comments regarding this application. During the General Plan Amendment hearings last year, no one spoke in favor or opposition to offices at this location.

Community Impact.

An office use would provide an appropriate transition from the events and activities of the Westworld facility to the nearby residential uses, and it would maintain the residential scale and character of the area. Office uses on this property would also provide local service and employment opportunities for the existing residential area. Due to the location and size of this property, this proposal is not anticipated to have a significant impact on the surrounding area

or overall community. The rezoning from R1-35 PCD ESL to S-R-PCD ESL will also reduce the allowable building height from 24 feet to 18 feet.

STAFF
RECOMMENDATION

Recommended Approach:
Staff recommends approval, subject to the attached stipulations.

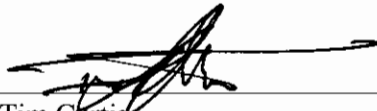
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

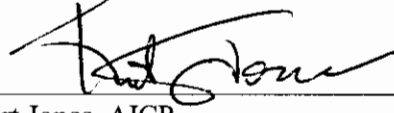
Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis

Report Author,



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

Project Narrative

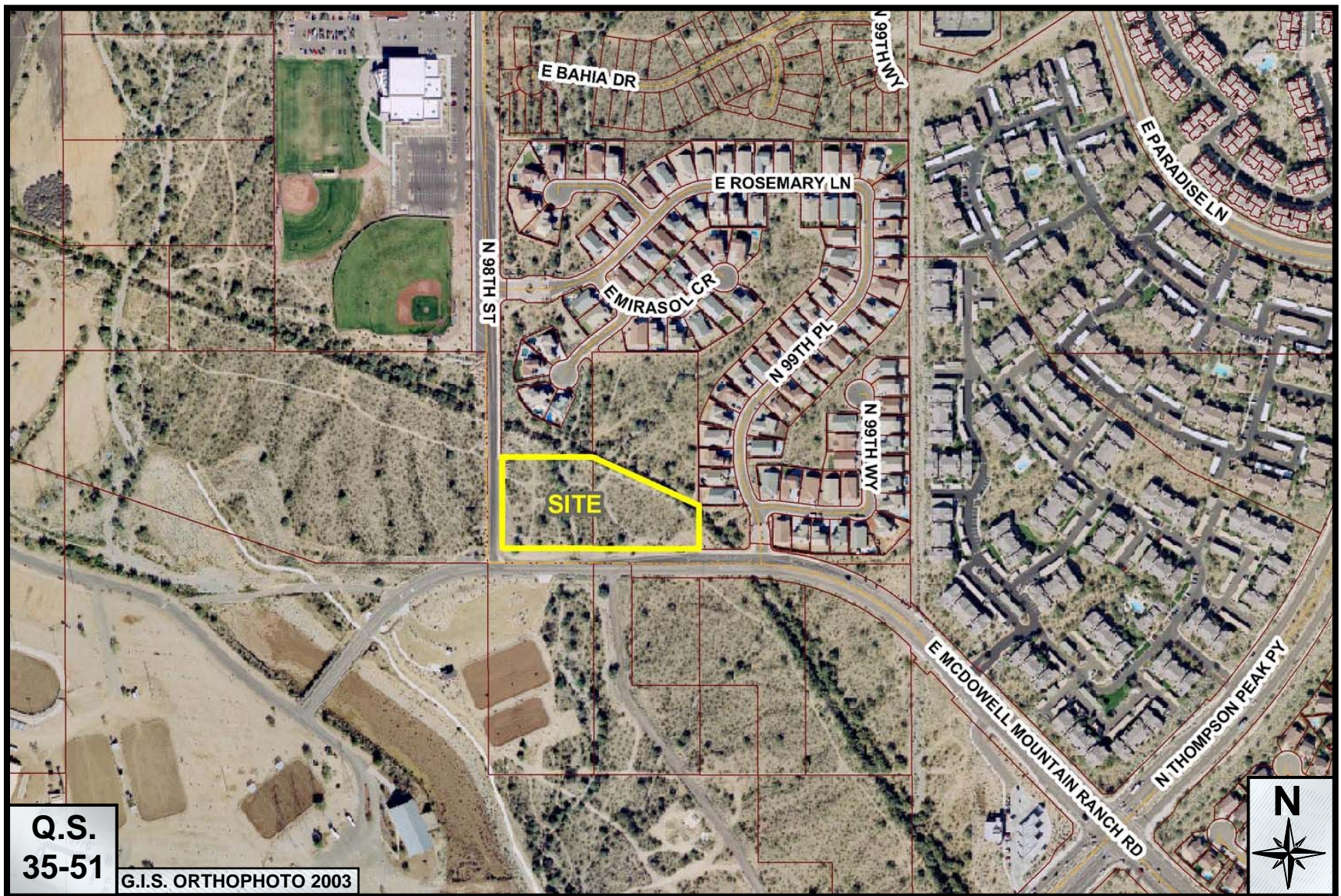
N.E.C. of 98th Street & McDowell Mountain Ranch Road

The subject property comprises approximately 4.6 acres at the northeast corner of 98th Street and McDowell Mountain Ranch Road; Scottsdale, Arizona (the "Property"). The site is vacant and undeveloped and has frontage both on 98th Street and McDowell Mountain Ranch Road. The Horseman's Park single-family residential community is located directly north and east of the property separated by a 25-foot drainage and trail easement.

The Property is designated "Suburban Neighborhoods" Land Use Designation under the City of Scottsdale General Plan. A General Plan Amendment has been filed with the City of Scottsdale to change the Land Use Designation for the Property to "Office (Minor)". According to the General Plan, minor offices should have a "residential scale and character" and should be located along collector as well as arterial streets, similar to 98th Street and McDowell Mountain Ranch Road.

In addition to the General Plan Amendment, a rezoning application is to be submitted to change the zoning from R1-35 PCD ESL to SR PCD ESL (or "Service Residential" Zoning). The purpose of the Service Residential Zoning District is to "provide administrative, clerical and professional offices of a residential scale and character" in order "to serve nearby residential and commercial areas and the community as a whole". The Conceptual Site Plan for the Property provides for two (2) single-store office buildings situated in a natural landscaped setting that creates the proper environment for a professional office project designed with a residential scale and character. Secondly, the PCD district is intended to be a "transitional zone" and should be used to "buffer low density residential uses from more intense land uses, districts and heavily traveled transportation routes". Due to the Property's proximity to the Westworld Equestrian and Special Events Center and location on 98th Street and McDowell Mountain Ranch Road, the subject minor office use for the Property would provide for the appropriate buffer for the single-family residential use to the north and east of the Property.

ATTACHMENT #2



Q.S.
35-51

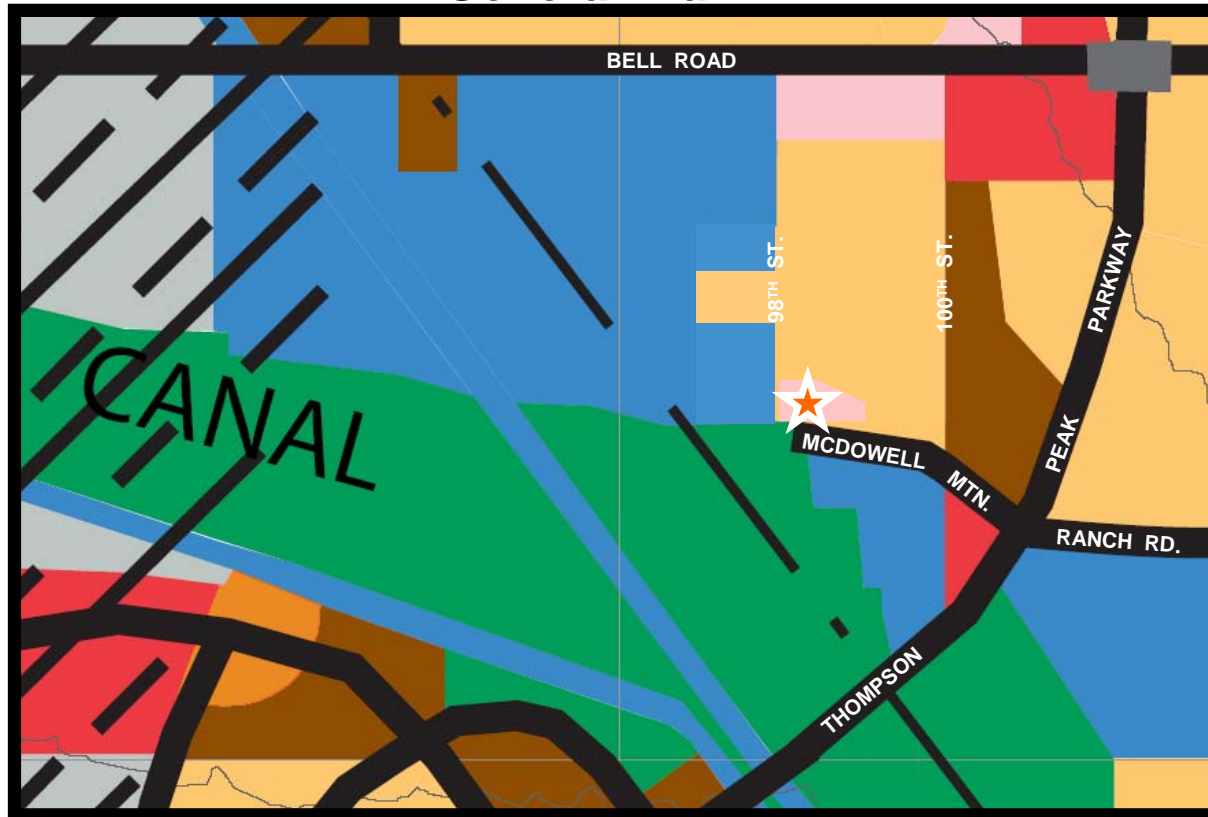
G.I.S. ORTHOPHOTO 2003

Horseman's Park - South Parcel

21-ZN-2004

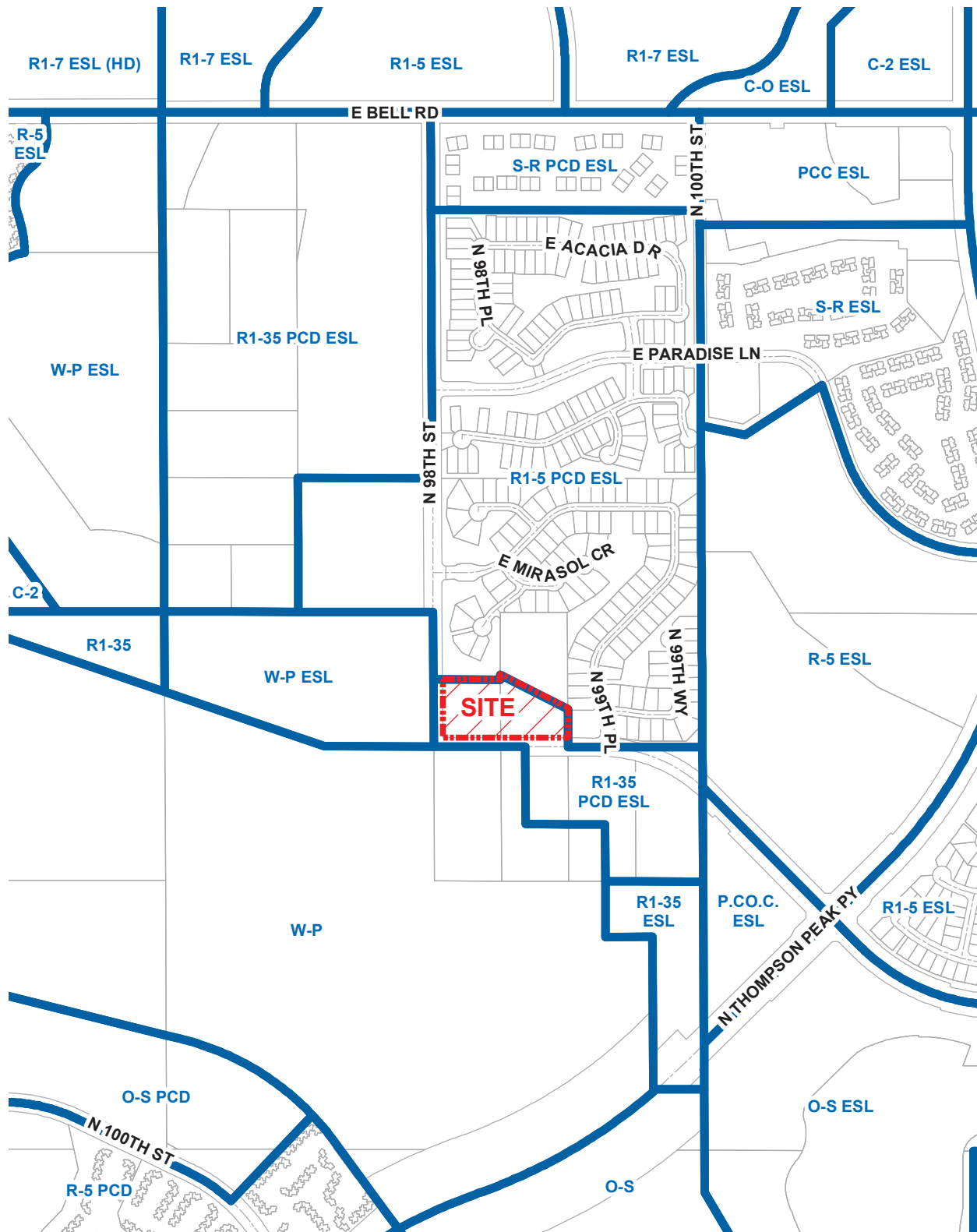
ATTACHMENT #2A

General Plan



21-ZN-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of August 2003
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



21-ZN-2004

ATTACHMENT #4

STIPULATIONS FOR CASE 21-ZN-2004

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the site plan submitted by Tamas Torok Architect and dated January 13, 2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PREVIOUS APPROVALS.** Except as amended by stipulations herein for the subject property, all stipulations associated with case 33-ZN-2000 shall continue to apply, including the following:
 - A. **98TH STREET LANDSCAPE BUFFER.** A minimum twenty-five (25) foot landscape buffer shall be provided along 98th Street.
 - B. **98TH STREET SETBACK.** A minimum twenty-five (25) foot building/structure and parking setback shall be provided along 98th Street.
3. **TEMPORARY CONSTRUCTION ACCESS.** Pursuant to stipulations in case 10-ZN-2003, a temporary construction access shall be permitted from McDowell Mountain Ranch Road, through this property, and across the Old Verde Canal and berm for the residential development to the north (case 22-PP-2004). This access may require the temporary grading of the Old Verde Canal and berm. The Old Verde Canal and berm shall be restored to its original condition.
4. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be twenty (20) feet above natural grade at the base of the light standard, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

ENVIRONMENTAL DESIGN

1. **ALTERATIONS TO NATURAL WATERCOURSES.** With the Development Review Board submittal, the developer shall submit documents showing the existing 600+/- cfs wash running through the site to remain in its natural configuration, except for enhanced landscaping and limited culverts/bridges for driveway/pedestrian crossings. The side slopes shall not be steeper than 4:1, and the wash bottom shall remain in its natural sandy bottom state on both sides of the culvert under the drive aisle.

Any proposed alteration to the natural state of watercourses with a 100 year peak flow rate over 50 cfs shall be subject to Zoning Administrator approval.
2. **OLD VERDE CANAL.** With the Development Review Board submittal, the developer shall submit documents showing the existing Old Verde Canal and berm along the north side of the property remain in its natural configuration and serve as a landscaped berm/buffer for the residential district to the north. Temporary construction access may be permitted across the Old Verde Canal for the residential development to the north (case 22-PP-2004), per stipulations in case 10-ZN-2003.
3. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying the required amount of NAOS, the percentage of slope, and the type of land form.
4. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction

of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.

CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

| Street Name/Type | Dedications | Improvements | Notes |
|---|--------------------|---------------------|--------------|
| 98 th Street (Major Collector) | 45' half | Half street | a. |
| McDowell Mtn. Ranch Rd. (Major Collector) | 45' half | Half street | b |

- a. The streets for this site shall be designed and constructed to the ESL Major Collector requirements of the City of Scottsdale ESL Road Design Standards. The cross section shall match the existing improvements to the north.
 - b. The streets for this site shall be designed and constructed to the Major Collector requirements of the City of Scottsdale Design Standards. Design shall carry the five (5) lane cross section to 98th Street, trap the right-turn lane, transition to the existing cross section west of 98th. Design shall match the existing curb line to the east.
2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. 98th Street and McDowell Mountain Ranch Road - The developer shall dedicate a one-foot wide vehicular non-access easement (VNAE) on this street except at the approved street entrances.
 - b. 98th Street - Access to 98th shall be limited to one driveway located a minimum of 250 feet north of the McDowell Mountain Ranch Rd. centerline, and the driveway shall be restricted to right-in, right-out only.
 - c. McDowell Mountain Ranch Road - Access to McDowell Mountain Ranch Road shall be limited to one driveway located toward the east end of the property, having a minimum 125-foot offset from existing roads/driveways on the south side of the road.
3. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 foot wide multi-use trail along Old Verde Canal. The trail shall be contained within a minimum 15 foot wide public access easement, which the developer shall dedicate to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

ADDITIONAL INFORMATION FOR CASE 21-ZN-2004

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent residential uses,
 - c. major stormwater management systems,
 - d. alterations to natural watercourses (all watercourses with a 100 year flow of 50 cfs or more),
 - e. landscaping.
2. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 18 feet in height, measured from existing natural grade.
3. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

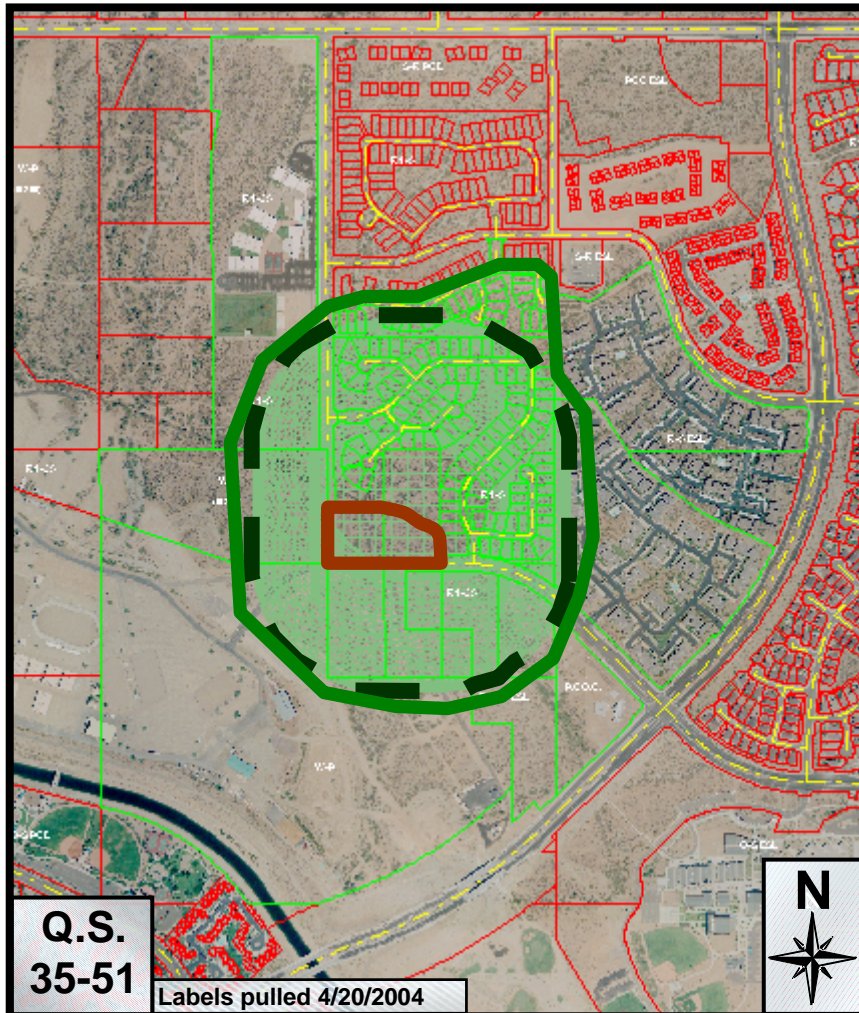
- a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
- b. Determine easement dimensions necessary to accommodate design discharges.
- c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
- d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
- e. Include a complete description of requirements relating to project phasing.

**Horseman's Park – south of berm
21-ZN-2004**




Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:

-  **Site Boundary**
-  **Properties within 750-feet**
-  **Extended Selection**
(Additional properties notified)

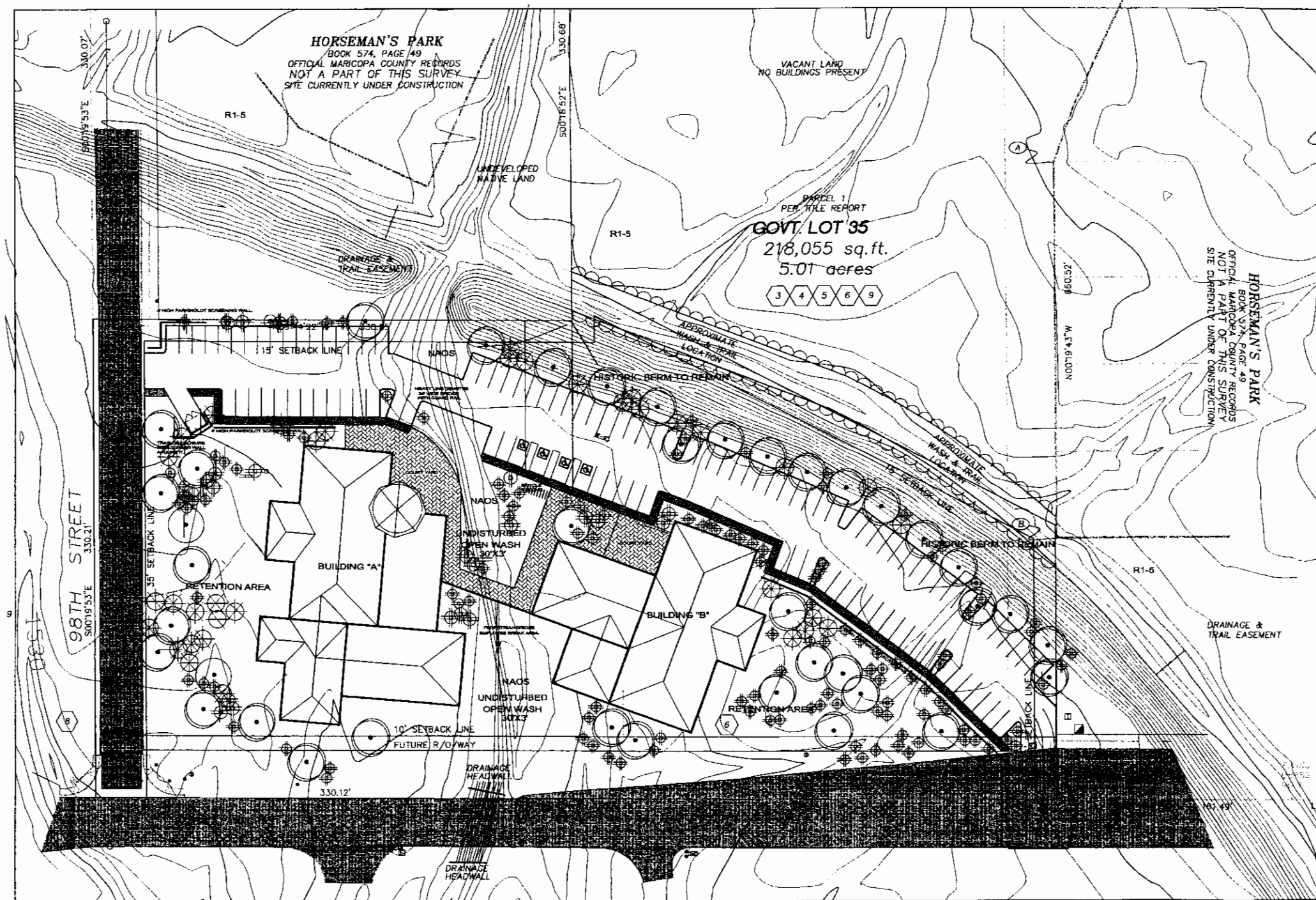
Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak
- Dakota Apts @ McDowell Mountain Ranch
- Adjacent Home Owners Assoc.
McDowell Mountain Ranch, Canyon Crest,
Horseman's Park, Mirada, Mtn.View
Ranch, NESPOA, Salida, Villages North

Horseman's Park - South Parcel

21-ZN-2004

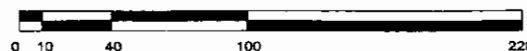
ATTACHMENT #8



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

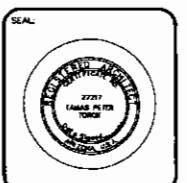
PLEASE NOTE: WASH REMAINED ON THE SAME LOCATION.



PROJECT DATA

PROJECT NAME: HORSEMAN'S PARK OFFICE COMPLEX.
DEVELOPER: WEST COAST FUNDING
7119 E. SHEA BLVD.
SUITE 109 PMB237
SCOTTSDALE, AZ. 85254
TEL: 480-315-0790
SR (SERVICE RESIDENTIAL)
ZONING: 4.28 AC. (186,437 S.F.)
LOT AREA: 4.28 AC. (186,437 S.F.)
BUILDING "A": 18,500 S.F. GROSS
BUILDING "B": 14,860.00 S.F. GROSS
TOTAL BUILDING AREA: 33,360.00 S.F. GROSS
MAX. BLD. HEIGHT: 18'-0"
LOT COVERAGE: 18.05%
REQUIRED PARKING: 113 CARS TOTAL
PROVIDED PARKING: 113 CARS
109 REGULAR STALLS
4 ACCESSIBLE
OPEN SPACE REQUIRED: 1.14 AC = 26%
OPEN SPACE PROVIDED: 2.65 AC = 60.43 %
DRIVEWAYS/WALKWAYS: 28,075 S.F.

HORSEMAN'S PARK OFFICE BUILDING
WEST COAST FUNDING L.L.C.
7119 E. SHEA BLVD., SUITE 109 PMB 237
SCOTTSDALE, AZ. 85254
PHONE: 480-315-0790 EXT. 100



CONCEPTUAL
SITE PLAN

Job No: HORSEMAN'S OFFICE
Date: JAN 13, 2005
Scale: 1/30
Drawn: TOROK
Checked: TOROK
Revised: -

Sheet: S of 2

TAMAS
TOROK
ARCHITECT

480-658-3453